



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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**STATE PUBLIC WORKS BOARD
November 4, 2005 Meeting
MINUTES**

PRESENT:

Mr. Michael Genest, Acting Director, Department of Finance
Ms. Will Kempton, Director, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Department of General Services
Ms. Cindy Aronberg Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Director Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member
Assembly Member Wilma Chan
Assembly Member Lloyd E. Levine
Senator Gilbert Cedillo
Senator Wesley Chesbro
Senator Carole Migden

STAFF PRESENT:

Karen Finn, Administrative Secretary, State Public Works Board
Rocel Bettencourt, Assistant Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Chris Sanford, Secretary, State Public Works Board
Matt Schueller, Budget Analyst, Department of FinanceState Public Works Board
Chris Lief, Budget Analyst, Department of Finance
Stan Hiuga, Budget Analyst, Department of Finance
Michael Carter, Assistant Administrative Secretary, State Public Works Board
Christina Ahn, Budget Analyst, Department of Finance

OTHERS PRESENT:

Darlene Maston, Department of Corrections and Rehabilitations
Warren Westrup, Department of Park and Recreations
Liz Steller, Department of Park and Recreations
David Wrightsman, Department of Park and Recreations
Rick Stolz, Department of Park and Recreations
Liz Yokoyama, Department of General Services, RESD
Marianne Wetzel, Department of General Services, RESD
Sabrina Winn, Department of General Services, RESD
Keri Brenner, Marin Journal
Phil Osborne, State Treasurer's Office
Pam Arcuri, Department of General Services
Karen Sakala, State Treasurer's Office

CALL TO ORDER AND ROLL CALL:

Mr. Michael Genest, Acting Director for the Department of Finance called the meeting to order at 10:00 a.m. Karen Finn, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

Mr. Genest said the first item is approval of the minutes from the October 7, 2005 meeting

Ms. Finn said the staff has reviewed the minutes from these meetings and staff recommended approval.

Mr. Genest said "hearing no objection, the minutes of these meetings were hereby adopted."

BOND ITEMS:

Mr. Genest said that he understood that there was two Bond Items.

Ms. Finn said that was correct. Bond Item #1 would provide funding for

1. University of California --Stanley Quantitative Biosciences and Bioengineering Facility (QB 3) at Berkeley – Alameda County
2. California Nanosystems Institute (CNSI) Court of Sciences Building at UCLA – Los Angeles County
- 3) California Nanosystems Institute Building at Santa Barbara – Santa Barbara County
- 4) Natural Sciences Unit 2 Building at Irvine – Orang County

Ms. Finn pointed out a technical clarification in the agenda. The agenda refers to "site leases" and "facility leases" being approved but in actuality they were "space leases" and "space facility leases". They mean the same but because these projects were co-located in buildings that were built with other university funds we have different names for the documents. This item would authorize the sale of lease revenue bonds for these projects and approve the forms of documents in your package that were specified in the resolution before them. The maximum par value of the bonds for this series would be no more than \$200,000,000 and the maximum true interest cost would not exceed 6 percent.

Mr. Genest asked for any comments from the public and the Board. (There was no response)

A motion was made by Mr. Kempton and Second by Mr. Hemphill to approve Bond Item #1.

Bond Item #1 was approved by a 5-0 vote.

Ms. Finn said the second bond Item #2 was Victor Valley College, San Bernardino County, *Advanced Technology Complex*. If approved, their action today would adopt a resolution authorizing the interim financing and authorizing the eventual sale of lease revenue bonds.

Mr. Genest asked for any comments from the Public and the Board. (There was no response)
Mr. Genest then called for a motion.

A motion was made by Mr. Lujano and Second by Mr. Kempton to approve Bond Item #2.

Bond Item #2 was approved by a 5-0 vote.

Mr. Genest thanked the State Treasurer and Controller's Officers for their help. He said that we were ready to take up the consent calendar.

CONSENT CALENDAR

Ms. Finn said that was correct. The Consent Calendar covered items #3 thru Item #9.
In summary:

- 1 request to authorize execution of a long term lease of state owned property without monetary consideration to the City of Los Angeles for development and operation of a local park, [3]
- 3 requests to authorize site selection, [4,5,6]
- 1 request to authorize an acquisition, [7]
- 1 request to approve preliminary plans and recognize local cost increase, [8]
- 1 request to approve preliminary plans, [9]

There were no 20—day letters for any items listed above

Staff recommended approval of the Consent Calendar for Items #3 through #9.

Mr. Genest asked for any public comment; then any comment from the Board.(There was no response)

A motion was made by Mr. Kempton and Second by Mr. Hemphill to approve the Consent Calendar.

The Consent Calendar was approved by a 3-0 vote.

ACTION ITEMS:

Mr. Genest stated today we had one action item.

Ms. Finn said yes we do. Item #10 Department of Corrections and Rehabilitation, San Quentin State Prison, Marin County *Condemned Inmate Complex* – the requested action would approve preliminary plans and authorize the project to proceed to the next phase of design. This project would provide for the construction of a new complex at the prison to house the condemned inmates in a new safe and secure facility. The project was authorized by the Legislature in 2003 to provide 1,024 cells capable of housing up to 1,408 inmates. During this initial design phase it was determined that the estimated future construction costs would exceed appropriation levels that had been authorized by the Legislature. Consistent with past practice the department requested the authority for a scope change to reduce the project to a level that still could be completed within the legislatively authorized levels and still provide a project that meant the intent of the Legislative authorization. The revised project was proposed to have 768 cells and could house up to 1,152 inmates. Based on population growth for this type of inmate it was estimated that this project would be sufficient until the year 2026. Again, consistent with our practice, the scope change notification and acknowledgment of a recognized deficit of \$13 million (6% well within augmentation ability) was sent to the Joint Legislative Budget Committee on August 24, 2005. A response was received affirming the scope change. Then on September 20 the Board affirmed the scope change and the design had now been completed to reflect the new Legislative approved scope and cost of \$233 million.

During this time the County of Marin had filed a lawsuit against the Department challenging the adequacy of the EIR. That suit was underway and the Deputy Attorney General would update you briefly on the suit (at least to the extent he could without violating his attorney-client privilege). Ms. Finn said she was comfortable advising the Board that she believed any negative outcome of this suit should not prevent the Board from taking action today.

In addition the County had filed recently against this Board and the DOF, challenging the authority to approve and recognize that scope change that was talked about. Ms. Finn had been informed that we may meet in closed session today if the Board would like to be briefed on

the case. While this session was not noticed on the agenda the Board would be able to meet since the case was filed with the court on Wednesday. Ms. Finn stated the Deputy Attorney General assigned to this case was here today also. Ms. Finn said that it was understood that the County was seeking an injunction to prevent today's action but that would not be heard until later today. She reported that the staff and she were comfortable advising the Board to complete the action today as any legal meetings would take place after today's meeting. She reminded the Board that today's action allowed the department to move to the next phase of design and authorized any construction activities. These were not estimated to begin until later in 2006. Ms. Finn then offered to move into closed session or begin hearing from individuals who were there today to testify on the project

Mr. Genest asked to hear from people testifying.

Ms. Jennifer Rockwell, representing the Attorney General introduced herself. Ms. Rockwell stated that there was no legal impediment not to go ahead to approve the action item.

Testifying was paused do to it being hard to hear Ms. Rockwell.

Ms. Rockwell reiterated that the hearing about getting a restraining order by the County of Marin would be still several hours away and not affect the decision process now.

Mr. Genest asked how many others wished to comment. Three people raised hands. Mr. Genest asked Ms. Finn who should be commenting first.

Ms. Finn replied that she would like to offer Assembly member Joe Nation to speak first.

Mr. Nation said he appreciated the time to speak before everyone. Mr. Nation stated he was strongly opposed to Action Item 10 and asked the Board to deny the approval of the preliminary plans. Mr. Nation cited the pending lawsuit as one reason to hold off giving approval. Mr. Nation asked the Board for time to delve into the history of this project and explain it to the Board. Mr. Nation stated that he has followed this project since he was elected and that when it was approved by the Legislature in 2003-04 he personally went to Governor Davis and said he would approve it only if an audit could be performed on the issue of housing death row inmates. The State Auditors Report, Mr. Nation said, should consider other options besides San Quentin because of concerns for maintenance cost and operating cost to personnel at San Quentin. Mr. Nation said that he did propose AB 1715 that would give Department of Corrections and Rehabilitations (DCR) more flexibility in the selection of death row inmates. To Mr. Nations surprise, DCR, he said, opposed that bill he says because he quotes "... as unnecessary." He stated that "...they were unable to in vision circumstances under which the authority granted by this bill would need to be utilized." Mr. Nation said that this was in spite of what we know to have serious safety concerns at San Quentin. Mr. Nation said there was also another bill coauthored with Senator Bill Denham SB1673 that would allow DCR to solicit bids and award a contract to perform an independent analysis of a new death row complex. Mr. Nation said he wanted to make clear that he was not opposed to discussion on the need of a new death row complex. That the safety of the men, staff, and community were not discussed enough by DCR. He said that people of the Legislature in 2003 were voting on a death row housing that would cost \$220 million and hold 1,024 cells that would last until year 2037; that this would be considered a long term solution. Mr. Nation said that this proposal no longer does this. In fact the new proposal calls for 768 cells and \$233 million, still a six percent increase in cost but a 25 percent decrease in capacity. That cost translates into \$303,000 per cell for the existing Phase I. Mr. Nation stated that he believed that if the Legislature had all this information today; that they would not approve of this project as it now stands. He does not believe that the Legislature is aware of all the ramifications of this decrease in capacity. That this facility would probably be full by 2010 or 2011, thus requiring DCR to began double bunking; a process that has never

occurred in the State of California, and according to the testimony in the appropriations committee last week has not occurred anywhere in the United States. Mr. Nation said the question was why California was spending nearly a quarter of a billion dollars for a project that would be full in two to three years. Mr. Nation said that the Legislature was just now becoming aware of DCRs long time plans; that this solution was no longer a 20 to 30 year solution but a 2 to 3 year solution. Mr. Nation said that the DCR and the Department of Finance (DOF) has not been totally frank with the Legislature in the change. Mr. Nation brought up the issue of double bunking as one reason due to questions of keeping inmates separated for reasons of working on their legal defense cases. Mr. Nation asked the Board postpone the vote today and hold this item over.

Mr. Genest thanked Mr. Nation and asked that DCR respond to the questions brought up by Mr. Nation after we heard from the County of Marin who was to testify next.

Mr. Steve Kinsey, Board Supervisor, Fourth District, Second Vice President for the Board of Supervisors of Marin County, implored the Board to use its fiduciary responsibility today to stand back from DCRs request for approval. Mr. Kinsey said that DCR is treating the issue of death row housing as if there was no other option in its location. He states that this was not true. Given the expense of condemned housing and that it was an issue that would be around for a long, long time that there were many possibilities for alternate solutions. Mr. Kinsey stated that in its title page that the state auditor's report could not decide conclusively about whether San Quentin was the right sight for condemned housing because the analysis was so incomplete. Mr. Kinsey asked the Board to step back and take a look at this decision from an outside point of view; that this was one of the most expensive waterfront areas in California, in a vibrant urban community, and one of the most difficult places to staff in terms of getting workers to the site which was why its operating cost were tens of millions dollars more than compared to comparable facilities. He stated that this was continuing leak of resources to California. Mr. Kinsey said that this was a waste of money and if the money were to be used before construction had even begun it could be used in another facility in a cheaper area that the state could recoup its losses easily in this misguided effort and still have room to expand. Mr. Kinsey thanked to Board for listening.

Ms. Jeanne Woodford, Undersecretary to the DCR, told of her career history. She stated that she had spent most of her career dealing with the issue of condemned prisoners and how to house them. DCR had attempted to house the condemned in other places in California but had been stopped by either the Legislative and or community opposition. She stated that when you look at San Quentin State Prison and realize that it was designed for 68 death row cells and now the condemned population was at 615 inmates; most housed in facilities that were designed for medium custody inmates. Ms. Woodford said it was a security issue for our staff, inmates, and public safety concern. The perimeter was an old design that would not be acceptable by any modern standards. Ms. Woodford stated that a modern day perimeter was needed. She reported that one of the issues raised was how long would there be room to house them at San Quentin. Ms. Woodford said that two other states do indeed double cell condemned inmates. They were Missouri and Idaho. There were other states as well that would double cell such as Ohio that would except that they don't need to because they still have plenty of room. The reason California hasn't double cell its condemned inmates was because the cells at San Quentin were 44 square feet (sq) which was too small to double cell inmates. The new cells would be 80 sq. Another issued raised was the legal work. Condemned inmates share their legal cases as it was now and DCR did not see an issue with this. It had been long overdo to address the security issues of this complex. Ms. Woodford said she would now answer any questions the Board had.

Mr. Genest asked what other places were considered for locations for housing death row inmates.

Ms. Woodford answered that some of the locations considered were Pelican Bay, Folsom, and at one time a look at putting them in Corcoran State Prison. She said that there was not one community that wanted to bring death row inmates to its areas. Ms. Woodford stated that there would have been a change in the Penal Code that now states all inmates were to be housed in San Quentin only.

Mr. Genest asked what the risks were of continuing today with what we have now.

Ms. Woodford answered the risks of continuing with only the San Quentin project was that California would eventually run out of room in the facilities that they have now and be forced to expand into other areas of San Quentin that are not designed to hold them, thus increasing the security risks to everyone.

Mr. George Sifuentes, Deputy Director of Facilities Management, DCR, stated that the longer the delay, the bigger the costs. That each month the project was delayed it would cost between \$70 to \$80 thousand. He stated that a delay really would have serious cost considerations.

Ms. Woodford added she didn't believe construction cost would be much cheaper elsewhere.

Ms. Aronberg, Deputy Controller, stated that she was concerned with the project cost as well and noted that several different dates and timelines had been brought up on when line of when capacity would be reached before and after the downsizing. Ms. Aronberg asked for clarification on this point.

Ms. Finn answered that she was confident with the projection on the intake of prisoners coming into the facility that it would last for over 20 years

Ms. Aronberg asked if this was with the double-bunking eventually.

Ms. Finn answered yes.

Ms. Woodford stated that it was important to understand when talking about death-row population to understand that 20 percent need to have extra security because they act out against staff or inmates. The other 80 percent behave more like general population inmates. General population inmates are double-celled on a regular basis, even though many of these are level four, life prisoners without parole. Ms. Woodford stated she saw no reason other than the size of the cell, that condemned inmates should not be double-celled.

Ms. Aronberg asked what proposal there was for what was to happen when capacity was reached.

Ms. Finn said there was no proposal at this time for that future date.

Ms. Woodford said she understood the question was what was going to happen when the number of cells were all full, what was the next step. The next step was to build more death-row housing within San Quentin unless the penal code would be changed by then, however that there was no date as yet set for this. Ms. Woodford stated that DCR should have sufficient housing till at least 2026.

Ms. Aronberg asked if Ms. Woodford considered this a medium to long term solution then.

Ms. Woodford answered yes.

Mr. Genest asked if there were any other questions.

There was no response.

Mr. Genest said that he would like to state a few things. The PWB was not a policy making Board. The Board has no jurisdiction over where condemned housing was placed. This decision was made by the Legislature. There were options for the Legislature; however there were no options for the Board. Notification was made to the Legislature as to the subject of the meeting and changes in scope as required by Government Statutes. It was not necessary for the Legislature to respond to the Board for this to be a sign of assent according to the statutes. However, the legislature did respond and with an affirmation that they supported this scope change. The Board did not wish to be in a position of making an end-run around the Legislature and this was not a policy-making Board. Mr. Genest stated that it was his position to go ahead and approve the action item.

Ms. Finn reiterated what the action item does.

Mr. Genest asked if this project would be brought to the Board at a later date.

Ms. Finn said that progress in the project would be brought before the staff but not before the Board.

Mr. Genest asked for a motion

A motion was made by Mr. Kempton and Second by Mr. Hemphill to approve Action Item # 10

The Action Item was approved by a 3-0 vote.

OTHER BUSINESS:

Mr. Genest asked if we had other business for the board.

Ms. Finn replied yes that we had two other items for other business. The first item was to approve the 2006 Calendar for the State Public Works Board. If there were no changes it was recommended to adopt the calendar.

A motion was made by Mr. Kempton and Second by Mr. Hemphill to approve 2006 Calendar

The Calendar was approved by a 3-0 vote.

Ms. Finn said secondly, we had the State Public Works Board annual audit report of financial statements from Gilbert Associates, an outside auditing firm. The first report was on the Public Buildings Construction Fund. The second was for the High Technology Education Revenue Bond Fund. Ms. Finn said she believed that a representative from Gilbert Associates was here today to help answer any questions the Board may have. But, that it was believed that the financial reports were in conformance with all appropriate accounting standards. Ms. Finn asked to thank the staff at the Department of General Service Contracted Fiscal Services for their diligent work all year keeping records. Especially Celeste Heidler the manager of the unit. Ms. Finn said that if they didn't have any questions that she asked for approval of the reports.

A motion was made by Mr. Hemphill and Second by Mr. Kempton to approve the auditor's reports

The auditor's reports were approved by a 3-0 vote.

REPORTABLES:

Mr. Genest asked if there were there any reportable items this month.

Ms. Finn replied that there were three reportable items for this month that staff had approved under authority delegated by the Board.

NEXT MEETINGS:

Ms. Finn said the next meeting was scheduled for:

Friday, December 9, 2005, at 10:00 AM, State Capitol, Room 113.

ADJOURNMENT (the chair adjourned the meeting at 10:41 A.M.)

BOND ITEM

BOND ITEM – 1

**UNIVERSITY OF CALIFORNIA (6440)
ALAMEDA COUNTY, UC BERKELEY CAMPUS
STANLEY QUANTITATIVE BIOSCIENCES AND BIOENGINEERING FACILITY (QB 3)**

Authority: Chapter 3/02, Third Extraordinary Session, Section(b)(3)

**UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES COUNTY, UCLA CAMPUS
CALIFORNIA NANOSYSTEMS INSTITUTE (CNSI) COURT OF SCIENCES BUILDING**

Authority: Chapter 3/02, Third Extraordinary Session, Section(b)(3)

**UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA COUNTY, UC SANTA BARBARA CAMPUS
CALIFORNIA NANOSYSTEMS INSTITUTE BUILDING AT SANTA BARBARA**

Authority: Chapter 3/02, Third Extraordinary Session, Section(b)(3)

**UNIVERSITY OF CALIFORNIA (6440)
ORANGE COUNTY, UC IRVINE CAMPUS
NATURAL SCIENCES UNIT 2 BUILDING**

Authority: Chapter 33, Statutes of 2002, Section 34(a)(2)(C)

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—The Regents of the University of California, 2005 Series L, Various University of California Projects.
2. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
3. Approve the form of Site Lease and authorize the execution of Site Leases between the University of California and the State Public Works Board.
4. Approve the form of a Facility Leases and authorize the execution of Facility Leases between the University of California and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form and authorize the execution and delivery of a Preliminary Official Statement.
7. Approve and authorize the execution and delivery of an Official Statement.

8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$151,031,000
Estimated Par Value of Bonds to be Issued:	\$153,215,000 with
“To Not Exceed” Par Amount to be Approximately	\$200,000,000

APPROVED: 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 1

University of California

Stanley Quantitative Biosciences and Bioengineering Facility (QB 3) at Berkeley
California Nanosystems Institute (CNSI) Court of Sciences Building at UCLA
California Nanosystems Institute Building at Santa Barbara
Natural Sciences Unit 2 Building at Irvine

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of an indenture, a supplemental indenture to incorporate the bonds into the master reserve, a continuing disclosure agreement, a preliminary official statement, and an official statement.

Scope Description

These projects are within scope.

Stanley Quantitative Biosciences and Bioengineering Facility (QB 3) at Berkeley

This project provides a new 155,000 assignable square feet (asf) (285,000 gross square feet) research building to house the Berkeley campus component of the QB3, as well as a special laboratory for Center for Information Technology Research in the Interest of Society (CITRUS). The research building provides space for research laboratories, laboratory support, specialized laboratory activities including clean room and imaging, academic, administrative offices, conference and teaching. The project owned by the State Public Works Board (SPWB) is comprised of 22,500 asf within the research building, as follows: Floors 5 and 6 (wet and dry research laboratory space and office/administration space). The project owned by the UC Regents consists of approximately 132,500 asf with the research building, as follows: Basement floors B1, B2, B3; Floors 1, 2, 3, 4, and 8 (wet and dry research laboratory space, clean room area, imaging facilities, academic and administrative office space, and conference and teaching space).

California Nanosystems Institute (CNSI) Court of Sciences Building at UCLA

This project provides a new, approximately 118,000 asf (185,000 gsf) to house the Los Angeles campus component of the CNSI. The research building provides space for research laboratories, laboratory support, specialized laboratory activities including imaging, computational, and fabrication; data center, academic, administrative, and conference space. The project owned by the SPWB is comprised of approximately 41,700 asf within the research building, as follows: Levels 6 and 7 (wet and dry research laboratory space and

office/administration space). The project owned by the UC Regents consists of approximately 78,500 asf within the research building, as follows: Levels 1 through 5 (wet and dry research laboratory space, clean room, office space, and conference space).

CNSI Building at Santa Barbara

This project provides a new research building at Santa Barbara to provide a new approximately 63,000 asf (112,000 gsf) research building to house the Santa Barbara campus component of the CNSI. The research building provides space for research laboratories, laboratory support, specialized laboratory activities including imaging and fabrication, data center, research, academic, administrative offices, and conference. The project owned by the SPWB is comprised of approximately consists of 46,000 asf within the research building, as follows: Levels 1, 2 and the portion of Level 3 comprised of wet and dry research laboratory space, specialized media facility, conference and public space, and office and administration space, and excludes the clean room and wet lab area. The project owned by the UC Regents consists of 18,000 asf with the research building, as follows: the portion of Level 3 comprising the clean room and wet lab (clean room and wet research laboratory space).

Natural Sciences Unit 2 at Irvine

This project provides a new research and office building of approximately 90,400 asf (136,400 gsf) to house the UC Irvine departments of Chemistry, Biomedical Engineering, and Physics and Astronomy, and the School of Biological Sciences. This building will provide space for wet laboratories, laboratory support, academic, administrative offices, office support, conference and research space. The project owned by the SPWB consists of approximately 64,700 asf within the research building, as follows: all of Floors 1 through 3 and Floor 5, except the associated high-bay laboratory. The project owned by the UC Regents consists of approximately 25,700 asf with the research building, as follows: the associated high-bay lab at ground level and all of Floor 4.

Funding and Project Cost Verification

These projects are within cost.

Stanley Quantitative Biosciences and Bioengineering Facility (QB 3) at Berkeley

\$156,240,000 total estimated project cost

\$22,642,000 project costs from lease-revenue financing

California Nanosystems Institute (CNSI) Court of Sciences Building at UCLA

\$149,100,000 total estimated project cost

\$51,468,000 project costs from lease-revenue financing

CNSI Building at Santa Barbara

\$74,920,000 total estimated project cost

\$30,684,000 project costs from lease-revenue financing

Natural Sciences Unit 2 at Irvine

\$60,600,000 total estimated project cost

\$46,237,000 project costs from lease-revenue financing

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedules are as follows:

Stanley Quantitative Biosciences and Bioengineering Facility (QB 3) at Berkeley

Complete Construction: June 2006

California Nanosystems Institute (CNSI) Court of Sciences Building at UCLA

Complete Construction: August 2006

CNSI Building at Santa Barbara

Complete Construction: March 2006

Natural Sciences Unit 2 at Irvine

Complete Construction: September 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 2

CALIFORNIA COMMUNITY COLLEGES (6870)
VICTOR VALLEY COMMUNITY COLLEGE DISTRICT
VICTOR VALLEY COLLEGE, SAN BERNARDINO COUNTY
Advanced Technology Complex

Authority: AB 16, Chapter 33/02, Section 34(a)(4)(D)

a. Adopt a resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Victor Valley Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Victor Valley Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution new and/or amended site Leases between the Victor Valley Community College District and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization: \$17,520,000

APPROVED: 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 2

Victor Valley Community College District
Victor Valley College, San Bernardino County
Advanced Technology Complex

Action Requested

The action requested will adopt a resolution authorizing action to be taken to provide for the interim financing and authorizing the sale of lease revenue bonds.

Scope Description

This project is within scope. The project constructs a 34,086 asf Advanced Technology building that will include 27,763 asf computerized laboratory, 2,325 asf office, and 3,998 of support space. Some minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

The project is within cost.

\$18,660,000 total authorized project costs

\$18,660,000 total estimated project costs

\$1,140,000 state funds previously allocated: preliminary plans \$575,000; working drawings \$565,000

\$17,520,000 state project costs to be allocated: construction \$14,568,000 (\$13,164,000 contracts; \$658,000 contingency; \$764,000 construction management, administration, testing and inspection) at CCI 4019, and equipment \$2,952,000 at EPI 2502

CEQA

A Categorical Exemption for this project was filed on December 28, 1999, Reference Number 1999128259, and the comment period has expired.

Project Schedule

The project schedule is as follows:

Complete Construction: January 2008

Due Diligence Status

Due diligence was completed on August 30, 2005.

Staff Recommendation: Adopt Resolution.

APPROVED: 5/0

CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES RIVER PARKWAY-TAYLOR YARD,
(AKA: RIO DE LOS ANGELES STATE PARK), LOS ANGELES COUNTY
Lease Number L-2179

Authority: Public Resources Code Section 5003.18

- a. **Authorize execution of a long term lease of state owned property without monetary consideration to the City of Los Angeles for development and operation of a local park**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Los Angeles River Parkway-Taylor Yard (aka: Rio de Los Angeles State Park)

Action Requested

The requested action will authorize execution of a long term lease of state owned property without monetary consideration to the City of Los Angeles for development and operation of a local park.

Scope Description

This project is within scope. Public Resources Code Section 5003.18 authorizes the Director of the Department of Parks and Recreation to lease land to the City of Los Angeles under the following terms and conditions:

- The lease shall not exceed 20 acres and shall be a portion of that Department of Parks and Recreation property commonly referred to as Taylor Yard located in the City of Los Angeles.
- The term of the lease shall not exceed 25 years.
- The City shall fund the development, operation, and maintenance of a local park with regional benefits that will provide for organized sports that primarily serve the youth of the Los Angeles region.
- The City shall be required to develop the facilities within five years of the execution of the

- lease or the State may elect to terminate the lease.
- With the exception of subdivision (d) of Public Resources Code Section 5003.17, the Public Works Board shall review and approve the lease and shall report any action taken to the Legislature and the Governor.
- The lease may be extended for an additional 25-year period upon one year's written notice from the city and upon the State's written consent. The State may modify, add, or delete terms and conditions of the lease in the renewal, including the requirement for monetary consideration as the State determines to be in its best interest, pursuant to Public Resources Code Section 5003.17.
- The City shall comply with applicable stormwater waste discharge requirements.
- The City may not use the lease as its match when applying for grant funds under the Roberti-Z'Berg-Harris Urban Open-Space and Recreation Program Act or any other state grant funds to develop Taylor Yard.

A lease meeting the above terms and conditions has been developed and has been executed by the City of Los Angeles. The requested action is authorization of the State's execution of this lease.

CEQA

A Mitigated Negative Declaration was prepared and a Notice of Determination was filed with the State Clearinghouse on February 27, 2004, and the waiting period expired April 2, 2004.

Other

- The potential for future mitigation costs exists if a high speed rail system is developed on either of the currently proposed routes, which are both adjacent to Taylor Yard (one to the west and the other to the east). While the exact magnitude of such costs is unknown at this time, the risk of allowing the City to develop this site appears to be low given the nature of the City's improvements (such as baseball and soccer fields).
- The City and State will enter into a Memorandum of Agreement that will memorialize a collaborative planning and operating process between the entities. In addition, the State will retain the ability to review and approve the City's use and development of Parcel B of Taylor Yard.
- The City will be responsible for all development, maintenance, and operational costs of the property leased from the State.

Staff Recommendation: Authorize execution of a long term lease of state owned property without monetary consideration to the City of Los Angeles for development and operation of a local park.

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT LAGOONS STATE PARK, (FREEMANTLE)
HUMBOLDT COUNTY

DPR A41201 / 006103-77; DGS Parcel No. 10391

*Authority: Chapter 52/00, Item 3790-301-0005 (10), as re-appropriated by Chapter 157/03, Item 3790-490-0005 (1)(10)
Chapter 106/01, Item 3790-301-0005 (28) as re-appropriated by Chapter 208/04, Item 3790-491-0005(2)*

a. **Authorize site selection**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation
Humboldt Lagoons State Park, Freemantle

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of interests in lands that meet criteria established for a Proposition 12 Acquisition Program. This request will authorize approximately 97 acres of unimproved, vacant land adjacent to Freshwater Lagoon in the vicinity of Humboldt Lagoons State Park.

This acquisition helps Department of Parks and Recreation (DPR) fulfill an important mission of the long-term preservation of sustainable redwood forest ecosystems.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(28) as reappropriated by Chapter 208/04, Item 3790-491-0005(2)(28) provides \$4,318,000, and Chapter 52/00, Item 3790-301-0005(10) as reappropriated by Chapter 157/03, Item 3790-490-0005(1)(10) provides \$5,000,000 for this acquisition program. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2003, and the statute of limitations expired on April 4, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the property in March 2003. The property was revisited by ESS staff in early summer 2005. This site visit confirmed that the original condition of the properties had not changed since the last site visit. In addition, the slopes and vegetative nature of the parcels generally do not lend themselves to dumping, trespass, or theft of heritage trees.

Other:

- Save-the-Redwoods League has offered to sell this property to the State at thirty three percent (33%) of the fair market value (FMV) approved by DGS, with the condition that a use restriction agreement be recorded requiring the State to use the property for State park purposes. The 33% of FMV acquisition price represents a price that is below FMV with the use restriction in place. The Agreement provides for the use restriction to be lifted if either of two actions occur: 1) the Legislature makes a finding that all or part of the property is in excess of the State's foreseeable needs and therefore, authorizes the sale of the property; or 2) the State Public Works Board recommends that a transfer of the property to another State agency is necessary for a higher and better public purpose. If the use restriction is removed in either of these events, DPR will be required to pay 67% of the, then, current market value of the property to Save-the-Redwoods League, excluding the value of any State improvements.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved and no relocation assistance is involved with this project.
- It should also be noted that the property is being acquired without the standard indemnification language in the Property Acquisition Agreement (PAA). However, it is recognized that any agreement silent on indemnification does not relieve or waive the donor/seller's liability under certain State and Federal laws with regard to hazardous materials.
- This property is being acquired for natural resource protection, habitation protection, and to protect the view shed. The property is not conducive to public access at this time. The property will be managed with patrols by existing staff from Humboldt Lagoons State Park during regular patrols of existing state park property in the vicinity. Due to the intended uses of the property and the proximity and relative size compared to the existing adjacent State Park, the DPR estimates that additional support needs will be minimal.
- Any changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, WILDFLOWER IN-HOLDING,
SAN DIEGO COUNTY
DPR Parcel Number 008165-77, DGS Parcel Number 10399

Authority: Chapters 157/03, Item 3790-301-6029(10)

a. **Authorize site selection**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park, Wildflower In-holding

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 40 without specifying particular parcels. This request will authorize site selection for the purchase of approximately 153 acres of real property currently representing in-holdings as an addition to Anza-Borrego Desert State Park, in the County of San Diego. This acquisition meets the Department of Parks and Recreation's (DPR) Acquisition Guidelines for in-holdings and adjacent parcels.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-6029(10) provides funding for this project for acquisition and overhead costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

The Notice of Exemption was filed with the State Clearinghouse March 03, 2005, and the waiting period expired on April 8, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2006.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza Borrego Wildflowers acquisition on February 7, 2005. The acquisition consists of approximately 153 acres of undeveloped land (APN's: 140-150-10 and 140-150-16) located on Highway 78 in San Diego County, California.

A Phase I Environmental Site Assessment (ESA) report was not available for this property and is not deemed necessary. The property is undeveloped and shows no signs of disturbance. No recognized environmental conditions or other potential problems with hazardous materials e.g., ground and/or vegetation staining was identified with the proposed acquisition property during the site visit and the property is compatible with the proposed future use as an addition to the Anza-Borrego State Park.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any mortgages and liens.
- The subject property is vacant and unimproved.
- There is no implied dedication involved in this project.
- Access to the subject property is via a frontage road running parallel with Highway 86 in Imperial County.
- This acquisition will help alleviate management issues associated with the property and as a result support implications for this project should be minimal. This is a 153-acre addition to the existing 600,000-acre Anza-Borrego Desert State Park. The property will be managed by existing staff.
- Any significant changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, ANZA-BORREGO FOUNDATION IN-HOLDINGS,
SAN DIEGO COUNTY
DPR Parcel Number 008164-77, DGS Parcel Number 10398

*Authority: Chapters 157/03, Item 3790-301-0262(1)
Chapter 208/04, Item 3790-301-0262(1)
Chapter 157/03; Item 3790-301-6029(10)*

a. Authorize site selection

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park, Anza-Borrego Foundation In-holdings

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 117 Habitat Conservation Fund and Proposition 40, without specifying particular parcels. This request will authorize site selection for the purchase of approximately 2,335 acres of various in-holdings, as an addition to Anza- Borrego Desert State Park, in the County of San Diego. The property is within Critical Habitat for the peninsular bighorn sheep and mountain lions within the western Colorado Desert region of southern California. Numerous peninsular bighorn sheep are known to frequent the area, and the property is within the home ranges of three mountain lions presently under study using radio telemetry and satellite global positioning system collars as part of an interagency study. This acquisition meets two of the eight Department of Parks and Recreation's (DPR) Acquisition guidelines, for Unique Natural Resources areas, and in-holdings and adjacent parcels.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-0262(1), Chapter 208/04, Item 3790-301-0262(1), and Chapter 157/03, Item 3790-301-6029(10) provide funding for this project. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 3, 2005, and the waiting period expired on April 8, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2006.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza-Borrego Desert State Park In-holdings acquisition on February 7, 2005. The acquisition consists of approximately 2,335 acres of undeveloped land (APN's: 142-170-12; 142-230-26; 201-080-69; 201-120-41; 201-230-11; 201-300-10; 252-051-29; 252-051-31; 252-051-59; 252-051-71; 252-060-05; 252-060-32; 120-020-03; 139-071-01; 139-071-02 thru -09; 140-090-01; 140-090-05; 140-090-07 & -08; 142-050-21; 198-011-03; 198-100-11; 251-140-02; 252-090-60; 295-190-06; 297-110-08) located within the boundaries of the existing Anza-Borrego Desert State Park, San Diego County, California.

A Phase I Environmental Site Assessment (ESA) report was not available for this property and is not deemed necessary. The property is undeveloped and shows no signs of disturbance. No recognized environmental conditions or other potential problems with hazardous materials e.g., ground and/or vegetation staining was identified with the proposed acquisition property during the site visit and the property is compatible with the proposed future use as infill additions to the Anza- Borrego Desert State Park.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any mortgages or liens.
- The subject property is vacant and unimproved.
- There is no implied dedication involved with this project.
- Access to the subject property is via a frontage Road running parallel with Highway 86 in Imperial County.
- This acquisition will help alleviate management issues associated with these properties and as a result support implications for this project should be minimal. These are a 2,335-acre addition to the existing 600,000-acre Anza-Borrego Desert State Park. The property will be managed by existing staff.
- Any significant changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BODIE STATE HISTORIC PARK, MONO COUNTY TAX DELINQUENT PROPERTY
MONO COUNTY
DPR Parcel Number 8249-01, DGS Parcel Number 10281

Authority: Chapter 157/03, Item 3790-301-6029(10)

a. Authorize acquisition

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of General Services
Department of Parks and Recreation
Bodie State Historic Park – Mono County Tax Delinquent Property

Action Requested

The requested action will authorize acquisition of tax default property consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature included an appropriation to the Department of Parks and Recreation (DPR) from Proposition 40, California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for purchases of property additions to the State Park System without specifying particular parcels. This request will authorize acquisition of a parcel which consists of approximately 16 acres of land that is contiguous with the existing Bodie State Historic Park. This parcel was inadvertently left off a past acquisition project. This acquisition will augment a previous DPR acquisition and protect the existing park from possible adverse actions of an adjacent parcel under private ownership.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-6029(10) provides \$35,000,000 for fee simple interest and overhead for this acquisition. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$2,267 total project costs

\$1,500 project costs previously allocated (DGS staff costs)

\$767 project costs to be allocated for the acquisition

CEQA

The Notice of Exemption was filed with the State Clearinghouse on September 13, 2005, and the waiting period will expire on October 17, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is November, 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to Mono County tax delinquent parcel on September 8, 2005. The acquisition consists of approximately 16.16 acres of open land (APN: 017-010-06) located adjacent to the Bodie State Historic Park, Mono County, California.

A Phase I Environmental Site Assessment (ESA) report was not available for this property and is deemed not necessary because of the openness of the land and prior historic land uses. Historically, the acquisition property was mined primarily for gold, some silver and other minerals. The property contains the remains of the old historic Bodie Mill Site and the historic Bulwer Mill Site. Remnants of mining equipment and coursed masonry walls exist on the parcel. The soils in the area, including Bodie State Historic Park, most likely contain residual mercury resulting from the past historic placer mining activities. The years 1879 – 1881 marked the heyday of mining activities in this area with the decline beginning in 1881. Many homes and buildings in the town of Bodie were destroyed during the fire of 1892. Approximately 90% of the town was destroyed in a second fire in 1932. Today, Bodie is a gold-mining ghost town preserved in a state of “arrested decay”.

The presence of mercury in the soils does not represent a recognized environmental condition under current land management practices. No mining activities are allowed within the State Park and the BLM; adjacent property owner has removed all mineral rights from possible acquisition (Brad Sturdivant, Supervising Ranger, Bodie State Historic Park, personal communication). Drinking water sources for the Park and other areas is provided by two springs some distance away (upslope) to the north and east in an unmined area. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future use as an addition to the Bodie State Historic Park.

Other:

- DPR is not aware of any lawsuits pending concerning the properties. The Tax Deed to the State will be free and clear of any liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The State will be acquiring fee title.
- This property is in a remote part of the existing Bodie State Historic Park. The property is fenced and the property is not readily conducive to public access. The property is within the existing patrol area and will be patrolled by existing staff at Bodie State Historic Park. The Department of Parks and Recreation estimates that additional support needs for this acquisition will be minimal.
- Any changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition

CONSENT ITEM

CONSENT ITEM – 8

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
MOORPARK COLLEGE, VENTURA COUNTY
Reconstruction of Library Building

Authority: Chapter 208/04, Item 6870-301-6041 (66) CE
Chapter 38/05, Item 6870-490 Re-appropriate CE

- a. **Approve Preliminary Plans**
- b. **Recognize local cost increase**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

California Community Colleges
Ventura County Community College District
Moorpark College, Ventura County
Reconstruction of Library Building

Action Requested

The requested action will approve the preliminary plans for this project and recognize local cost increase.

Scope Description

The project is within scope. The authorized scope of the project reconstructs and equips library space vacated by the completion of a new library. It will convert the vacated library space into 14,551 assignable square feet (asf) of instructional space containing 11,001 asf of lecture space, 3,200 asf of laboratory space, and 350 asf of computer processing space.

Funding and Project Cost Verification

This project is not within cost. The district, in developing the preliminary plans for this project, encountered design problems due to roof mounted HVAC unit weight loads impacting structural needs for the remodel. The review and approval of the design delayed the completion of the preliminary plans and increased the project costs. The cost increases will be paid for by the district.

\$2,956,000 total state authorized project costs

\$3,918,000 total estimated project costs

\$2,956,000 state project costs to be allocated: construction \$2,534,000 (\$2,094,000 contracts, \$177,000 contingency, \$263,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$422,000 at EPI 2564

\$112,000 local project costs previously allocated: preliminary plans: \$112,000

\$850,000 local project costs to be allocated: working drawings \$147,000, construction \$494,000 (\$440,000 contracts, \$54,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$209,000 at EPI 2564

CEQA

An Environmental Impact Report Draft (#2003081107) was filed with the State Clearinghouse on June 23, 2005 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete working drawings:	November 2005
Award contract:	March 2006
Complete construction:	November 2006

Staff Recommendation: Approve preliminary plans and recognize local cost increase.

CONSENT ITEM

CONSENT ITEM – 9

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT
MT. SAN ANTONIO COLLEGE, LOS ANGELES COUNTY
Agriculture Sciences Complex

Authority: Chapter 208/04, Item 6870-301-6041 (35) PWCE

a: Approve preliminary plans

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Mt. San Antonio Community College District
Mt. San Antonio College, Los Angeles County
Agriculture Sciences Complex

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a new 25,696 assignable square feet (asf) Agriculture Science Complex comprised of 1,292 asf lecture, 20,781 asf laboratory, 1,820 asf office, 1,166 asf library, and 637 asf other space. New farm buildings will also be provided, including a 4,320 asf greenhouse, 3,336 asf sheep unit, a 1,500 asf equine tack building, and a 3,544 asf raptor rehabilitation building.

Funding and Project Cost Verification

This project is within cost.

\$18,568,000 total authorized project costs

\$18,568,000 total estimated project costs

\$360,000 state project costs previously allocated: preliminary plans \$360,000 at CCI 4100

\$360,000 local project costs previously allocated: preliminary plans \$360,000 at CCI 4100

\$8,924,000 state project costs to be allocated: working drawings \$321,000; construction \$8,027,000 (\$7,263,000 contracts, \$363,000 contingency and \$401,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4100 and equipment \$576,000 at EPI 2564

\$8,924,000 local project costs to be allocated: working drawings \$321,000; construction \$8,027,000 (\$7,263,000 contracts, \$363,000 contingency and \$401,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4100 and equipment \$576,000 at EPI 2564

CEQA

A Notice of Determination (#2002041161) was filed with the State Clearinghouse on December 19, 2002 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete working drawings:	August 2006
Award contract:	November 2006
Complete construction:	May 2008

Staff Recommendation: Approve preliminary plans

ACTION ITEM

ACTION ITEM – 10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, SAN QUENTIN, MARIN COUNTY
Condemned Inmate Complex

Authority: Chapter 157, Statutes of 2003, Item 5240-301-0660(4)

a. **Approve preliminary plans**

APPROVED: 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation
California State Prison, San Quentin, Marin County
Condemned Inmate Complex

Action Requested

The requested action will approve preliminary plans and proceed to working drawings for Bid Package 1, Demolition and Grading; Bid Package 2, Site Utilities; Bid Package 3, Housing Units, Towers and Sitewide Hardware; Bid Package 4, Secure Support Buildings; Bid Package 5, Correctional Treatment Center; Bid Package 6, Non-Secure Support Buildings; and Bid Package 7, Sitewide Security and Communications Systems.

Scope Description

This project is within scope. The California State Prison, San Quentin - Condemned Inmate Complex will provide a new facility for condemned male inmates located within the existing boundaries of California State Prison, San Quentin. The Public Works Board approved a scope change on September 20, 2005 after notifying the Legislature on August 24, 2005. On September 16, 2005 Senator Wesley Chesbro, as chair of the Joint Legislative Budget Committee, expressed no objections to the scope change. The complex will provide 768 cells that can safely house 1,152 condemned inmates at maximum capacity.

Funding and Project Cost Verification

This project is within cost. On September 20, 2005, the Department of Corrections and Rehabilitation submitted Preliminary Plans to the Legislature per Penal Code 7003(b) for approval prior to approval by the Public Works Board. The Legislature took no action within the 45 day notice period, expiring November 3, 2005.

\$233,214,000 total estimated project cost

\$233,214,000 project costs previously allocated: preliminary plans \$5,750,000; working drawings \$6,038,000; project administration \$16,147,000; long lead \$470,000; equipment \$5,304,000; agency retained \$4,408,000; and construction \$195,097,000 (\$183,174,000 contract; \$9,158,000 contingency; \$2,765,000 A&E)

CEQA

The Environmental Impact Report has been completed on this project. A Notice of Determination was filed with the State Clearinghouse on May 6, 2005, and in this case, the 30-day waiting period expired on June 6, 2005. A lawsuit has been filed and the Department is pending litigation. The Attorney General's Office will present information at the meeting in support of approving preliminary plans and proceeding with working drawings.

Project Schedule:

The project schedule is as follows:

Design Submittal #1

- Submittal to Legislature: September 21, 2005
- Approval of Preliminary Plans/Proceed to Working Drawings: November 4, 2005
- Bid Package 1: Demolition, Hazardous Material Remediation, and Site Grading
 - Approval of Working Drawings: January 2006
 - Complete Construction: October 2006
- Bid Package 2: Site Utilities and Miscellaneous Improvements
 - Approval of Working Drawings: June 2006
 - Complete Construction: May 2008
- Bid Package 3: Condemned Housing Units, Guard Towers, and Sitewide Hardware
 - Approval of Working Drawings: July 2006
 - Complete Construction: June 2008
- Bid Package 4: Secure Support Buildings
 - Approval of Working Drawings: August 2006
 - Complete Construction: May 2008
- Bid Package 5: Correctional Treatment Center
 - Approval of Working Drawings: August 2006
 - Complete Construction: April 2008
- Bid Package 6: Non-Secure Support Buildings
 - Approval of Working Drawings: September 2006
 - Complete Construction: January 2008
- Bid Package 7: Sitewide Security and Communication Systems
 - Approval of Working Drawings: September 2006
 - Complete Construction: May 2008

Due Diligence Status

A memo summarizing DGS's title and rights investigation for the project was completed May 27, 2005.

Staff Recommendation: Approve preliminary plans and proceed to working drawings

OTHER BUSINESS

OTHER ITEM –

1. **Approve the 2006 State Public Works Board Calendar.**

APPROVED: 3/0

2. **Approve the 2005 State Public Works Board Financial Statements.
(The Annual Audit Reports from Gilbert Inc.)**
 - a. **Public Buildings Construction Fund**
 - b. **High Technology Education Revenue Bond Fund**

APPROVED: 3/0

REPORTABLES

To be presented at meeting.